

Text Amendment Application No.  
Advisor to the Zoning Commission  
Yards in M, I and W districts  
abutting residential districts

TO THE ZONING COMMISSION  
OF THE CITY OF BOSTON:

The Advisor to the Zoning Commission hereby petitions to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956 as amended, as follows:

1. By inserting after Sections 18-1, 19-5, and 20-5 the following notations:

See also Section 22-2A.

2. By inserting after Section 22-2 the following section:

Section 22-2A. Screening of lots in M, I and W districts that abut S, R or H districts. When a front, side or rear yard (if any) of a lot in an M, I or W district abuts or is across the street from an S, R or H district, if such lot is used for a use that is forbidden in the abutting S, R or H district, a visual barrier shall be provided along the front, side or rear line of such lot as follows: (a) a concealing fence or wall that is six feet in height along such side or rear lot line or five feet in height along such front lot line (except as otherwise limited in height by Section 18-3), or (b) a landscaped strip; the design of such fence, wall or landscaping must be approved by the design section of the Boston Redevelopment Authority, and the screening must be adequately maintained thereafter.

Petitioner: Advisor to the Zoning Commission  
By: \_\_\_\_\_  
Address: City Hall, 9th Floor  
Boston, Massachusetts 02201  
Tel. No. 722-4300, extension 311  
Date: \_\_\_\_\_



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12/28

## MEMORANDUM

December 28, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: Authorization to petition the Zoning Commission:  
Text Amendment relating to buffer strips between residential  
and industrial zoning districts

John Priestley, Chairman of the Board of Appeal, and others have been concerned for some time that the Zoning Code should provide for visual buffer strips between residential and industrial zoning districts. The Code already requires that in business and industrial districts, side and rear yards that abut residential districts be the same size as required in the abutting residential district. The proposed amendment would require that in industrial (M, I or W) districts, front, side or rear yards that abut or are across the street from a residential district be screened by concealing fences or walls or by landscaping, to be approved in either case by the design section of the Authority. The screening requirement would not apply to residential type uses in industrial districts.

I recommend that the Advisor to the Zoning Commission be authorized to petition the Zoning Commission for an amendment that is in substantial accord with the attached draft.

VOTED: That the Boston Redevelopment Authority hereby authorizes the Advisor to the Zoning Commission to petition said Commission for an amendment to the Boston Zoning Code that is in substantial accord with the attached draft petition. The petition is in response to a concern expressed by the Board of Appeal and others that the Code should provide visual barriers between industrial and residential districts.

